



SOILS REPORTS – BUILDING DIVISION POLICY 2007 CBC

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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Promoting the Wise Use of Land • Helping to Build Great Communities

SOILS INVESTIGATION REQUIRED

Provisions of Chapter 18 in the 2007 California Building Code require that the owner or applicant SHALL SUBMIT A FULL FOUNDATION AND SOILS INVESTIGATION to the Planning and Building Department for all new construction. These investigations shall be performed by an APPROVED civil engineer professionally licensed by the State of California to perform these services.

EXCEPTIONS TO THE RULE:

Exception A* For structures that are designed by a California registered Architect or Engineer:

If the engineer proposes to classify the soil based on "observation and any necessary tests of materials" in accordance with CBC section 1802.4 and proposes to **classify** the site soils properties as "Site Class D" in accordance with CBC section 1613.5.2 and assumes a soil bearing value of not more than 1500 pounds per square foot:

1. A California licensed engineer (not architect) shall submit findings with justification in writing along with the professional engineer's sealed and signed engineering documentation. Expansion index is the minimum requirement unless waived by the inspector at site inspection.

Exception B*

1. Greenhouse structures.
2. ** Detached non-habitable residential accessory structures consisting of garages, workshops and storage buildings (group U) that meet the 2007 California Building Code provisions for conventional construction up to 3000 square feet.
3. ** Prefabricated or "Light framed" engineered agricultural structures (group U) where wind forces govern for the lateral support of the structure up to 3000 square feet.
4. ** Single family dwellings and additions (R-3) that meet the 2007 California Building Code provisions for conventional construction.
5. Residential accessory retaining walls and swimming pools are subject to a soil report if required by the site inspection.

*** Exceptions B2, B3, and B4 require a minimum of an expansion index test by soils lab (unless waived by building official for additions up to 250 SF and detached non-habitable residential accessory structures up to 600 SF, which assume high expansive soil). Foundations shall comply with building division's foundation design requirements in expansive soils. Pre-moisture test for other than non-expansive soils are required to be verified by the soils lab.*

Manufactured / factory built homes

Based upon a site investigation by the building division, a soils report and/or expansive index soils test may be required for manufactured and factory built homes.

*** FOOTNOTES to the above exceptions A and B above:**

NOTE #1 If the project meets **Exceptions A or B**, the applicant is still obligated to address any unforeseen soils testing as a result of the SITE CHECK REVIEW by the building inspector. Expansion index is the minimum requirement unless waived by the inspector at site inspection.

NOTE #2 If the project is subject to any of the following conditions, **Exceptions A or B** do not apply:

- a. Located within a known GSA (Geologic Study Area) Land Use Designation.
- b. Located within a known liquefaction area (as designated by the County Geologist or other knowledge the County Department of Planning and Building may have).
- c. Located on a cut/fill, over-excavation re-compacted pad or fill pad.
- d. Located in a flood zone or a high ground water area.
- e. Located in any other hazardous area as determined by the building official.